

A meeting of the Task Force for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on the 11th day of July 2024 at 6:00 pm.

**Town of Moreau**  
Task Force Meeting 3  
Thursday, August 22, 2024  
**Meeting Notes**

The meeting started at 6:01pm

**Task Force Members Present**

Ed Smith  
Dan Galusha  
Bradley Toohill  
Sandy Mahoney  
Jesse Fish, ex-officio  
John Donohue, ex-officio

**Also Present**

Josh Westfall                      Building Planning & Development Coordinator  
Katrina Flexon                      Building Department Clerk

**Committee Task:** The Town Board enacted a moratorium on zoning districts M1, M1A, and M2 in April. The moratorium on these districts lasts for 9 months, the expiration will be in December 2024. During the moratorium the Town Board intends to update the discussed zoning districts, it is their wish to involve the public in this process. As such they have created a Zoning Task Force Committee to get the public involved. This Committee includes Town residents, businesspeople, and property owners. They will discuss options with the Town Zoning Administrator and produce a proposal to present the Town Board as advisory in the Town Boards decision regarding the zoning districts revision.

**Zoning Task Meeting 4 consisted of the following:**

Review of M1 Draft Section  
Review of M1A Draft Section  
Review of M2 Draft Section  
Supplementary Regulations  
Outstanding Concerns

A meeting of the Task Force for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on the 11th day of July 2024 at 6:00 pm.

**Mr. Westfall** opened the meeting by reading the agenda.

### **Discussion & Review of M1 Draft Section**

**Mr. Westfall** presented the Task Force with a Draft Zoning Update for the M1 District. This included the following details: intent, Purpose, Applicability, Permitted Uses, Uses Strictly Prohibited, General Requirements, Performance Standards, Exceptions.

**Mr. Toohill** asked what the difference between Permitted Uses number 3 and 4 they don't look different.

**Mr. Westfall** stated these two uses can be combined in the next draft if they seem too similar.

**Mr. Westfall** commented on Special Permitted Use number 5 & 6, he stated that the intention for this permitted use add is not to create more of a draw for the general public.

**Mr. Westfall** commented on Permitted Use number 10, he stated this use will be different than the solar law the Town Board is considering currently.

**Mr. Galusha** comments on Permitted Use number 11, he cautioned the Town of decibel levels in the code due to a variety of changes that can affect the noise levels on a property.

**Mr. Westfall** stated on the Permitted Use with special permit number 3 he would include supplementary regulations.

**Mrs. Mahoney** questioned having permitted use with special permit number 4 – sand and gravel, if it was a good fit for the Park.

**Mr. Westfall** stated on the Permitted Use with special permit number 3 he would include supplementary regulations.

**Mr. Toohill** commented on Uses strictly prohibited E.2 the wording to be changed from alcohol to non-consumable alcohol. He also suggested to strike out the word research in nuclear research and development in Strictly prohibited E.8

**Mr. Toohill** suggested adding wording for loading in the rear for General Requirements number 3.

**Mrs. Mahoney** asked if the noise ordinance could be updated to a later time, for example 7:00am.

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### **Discussion & Review of M1A Draft Section**

**Mr. Westfall** presented the Task Force with a Draft Zoning Update for the M1A District. This included the following details: intent, Purpose, Applicability, Permitted Uses, Uses Strictly Prohibited, General Requirements, Performance Standards, Exceptions.

**Mr. Toohill** suggested combining Permitted Uses number 3 and 4 due to similarity.

**Mr. Westfall** stated these two uses can be combined in the next draft.

### **Discussion & Review of M2 Draft Section**

**Mr. Westfall** presented the Task Force with a Draft Zoning Update for the M2 District. This included the following details: intent, Purpose, Applicability, Permitted Uses, Uses Strictly Prohibited, General Requirements, Performance Standards, Exceptions.

**Regarding Permitted Uses number 1. The present members of the Task Force unanimously agreed to have higher intensity industrial uses transferred from M1 to M2.**

**Mr. Toohill** suggested combining Permitted Uses number 3 and 4 due to similarity.

**Mr. Westfall** stated these two uses can be combined in the next draft.

### **Set Next Meeting Date**

**Mr. Westfall** suggested to schedule the next Zoning Task Force Meeting Date between Thursday September 12 and 19<sup>th</sup>. The Board agreed to schedule the meeting for Thursday September 12<sup>th</sup> at 6:00pm.

### **Outstanding Comments & Concerns**

**Mrs. Mahoney** mentioned her thoughts on the fact that school taxes go out to Hudson Falls from the Industrial Park and if there is an agreement the Town can come to with them to change this.

**Mrs. Mahoney** stated part of the problem is interest, she suggested the Town and Industrial Park put it out there that the Park was going to go residential and see if any developers would be interested in buying.

**Mr. Toohill** stated that extending the UR zoning might be a good option for the Town.

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### **Next Steps**

**Mr. Westfall** stated that by the next meeting the Task Force he will be finalizing another Draft with supplementary regulations such as solar battery storage etc. Prior to the meeting he will reach out for any final comments.

**Mr. Endal** was not present at Meeting 3 but he did send his comments via email which were brought to the meeting and read.

**Mr. Westfall** spoke with Mrs. Ostrander via phone conversation on Friday morning in regard to her zoning comments and concerns.

**Mr. Westfall** is anticipating comments from other absent members as well.

The meeting was adjourned at 7:31 pm.

Meeting Notes Taken By,

*Katrina Flexon*

Revised JW 9/12/24